

## ARTICLE V. ESTABLISHMENT OF DISTRICTS

### Section 5.01. Use districts.

For the purpose of this ordinance, the City of Salisbury and the land area which comprises its extraterritorial zoning jurisdiction as shown on the Official Zoning Map or Atlas of the City of Salisbury (see Section 3.01, Jurisdiction) is hereby divided into three types of districts -- general use, special use, and overlay districts -- and outlined by purpose in subparagraph A, listed in Table of Use Districts in subparagraph B, and provided for by description in subparagraph C.

A. *Purposes of use districts.* The purposes of use districts are as follows:

- (1) *General Use Districts:* The purpose of "general use" districts is to allow for a relatively wide range of permitted uses, with provisions for permitted uses as specified with the allowable use and/or as contained elsewhere in this Zoning Ordinance; or specified conditional uses with conditions as specified with the use and/or as required by the Zoning Board of Adjustment.
- (2) *Special Use Districts:* The purpose of "special use" districts is basically to allow for the location of one or more particular permitted uses within a general use district or to prohibit the location of one or more particular permitted uses within a general use district. It is recognized that certain types of uses may be inappropriate at particular locations in the absence of special restrictions placed on the property within the special use district.
- (3) *Overlay Districts:* The purpose of "overlay" districts is to allow for special circumstances as a result of the location of these districts. All permitted uses allowed in the underlying "general use" district are also allowed in the overlay district; all permitted uses approved by city council in the underlying "special use" district are also allowed in the overlay district.

B. *Table of Use Districts.*

General Use	Special Use	Overlay	
			<b>RESIDENTIAL DISTRICTS</b>
A-I			Agricultural District
	A-1-S		Special Agricultural District
<b>R-40</b>			<b>Single Family-40 Residential District</b>
<b>R-40-MH</b>			<b>Single Family-40</b>

			<b>Manufactured Home Residential District</b>
	<b>R-40-S</b>		<b>Special Single Family-40 Residential District</b>
	<b>R-40-MH-S</b>		<b>Special Single Family-40 Manufactured Home Residential District</b>
R-20			Single Family-20 Residential District
<b>R-20 MH</b>			<b>Single Family-20 Manufactured Home Residential District</b>
	R-20-S		Special Single Family-20 Residential District
	<b>R-20-MH-S</b>		<b>Special Single Family-20 Manufactured Home Residential District</b>
R-15			Single Family-15 Residential District
<b>R-15-MH</b>			<b>Single Family-15 Manufactured Home Residential District</b>
	R-15-S		Special Single Family-15 Residential District
	<b>R-15-MH-S</b>		<b>Special Single Family-15 Manufactured Home Residential District</b>
<b>R-12-MH</b>			<b>Single Family-12 Manufactured Home Residential District</b>
	<b>R-12-HM-S</b>		<b>Special Single Family-12 Manufactured Home Residential District</b>
R-8*			Single Family-8 Residential District
	R-8-S*		Special Single Family-8 Residential District
SFC*			Single Family Conservation Residential District

	SFC-S*		Special Single Family Conservation Residential District
R-6			Two Family Residential District
	R-6-S		Special Two Family Residential District
R-6A			Multi-Family Residential District
	R-6A-S		Special Multi-Family Residential District
RD-A*			Residential Development- A District
	RD-A-S*		Special Residential Development-A District
RD-B*			Residential Development- B District
	RD-B-S*		Special Residential Development-B District
			<b>OFFICE INSTITUTIONAL DISTRICTS</b>
B-1			Office Institutional District
	B-1-S		Special Office Institutional District
LOI*			Limited Office Institutional District
	LOI-S*		Special Limited Office Institutional District

<b>HS</b>			<b>Hospital Services District</b>
	<b>HS-S</b>		<b>Special Hospital Services District</b>
<b>MED</b>			<b>Medical Services District</b>
	<b>MED-S</b>		<b>Special Medical Services District</b>
			<b>COMMERCIAL DISTRICTS</b>
B-CS			Convenience Service Business District
	B-CS-S		Special Convenience Service Business District
B-2			Retail Business District
	B-2-S		Special Retail Business District
B-RT			Retail Trade Business District
	B-RT-S		Special Retail Trade Business District
B-4			Highway Business District
	B-4-S		Special Highway Business District
B-5			Central Business District
	B-5-S		Special Central Business District
B-6			General Business District
	B-6-S		Special General Business District

B-7*			Limited Business District
	B-7-S*		Special Limited Business District
			<b>INDUSTRIAL DISTRICTS</b>
M-1			Light Industrial District
	M-I-S		Special Light Industrial District
LLI			Limited Light Industrial District
	LLI-S		Special Limited Light Industrial District
LLI-2			Limited Light Industrial-2 District
	LLI-2-S		Special Limited Light Industrial-2 District
M-2			Heavy Industrial District
	M-2-S		Special Heavy Industrial District
			<b>SPECIALTY DISTRICTS</b>
CU*			College and University District
	CU-S*		Special College and University District
PSP*			Public/Semi-Public District
	PSP-S*		Special Public/Semi-Public District

			<b>OVERLAY DISTRICTS</b>
		<b>H<sup>1</sup></b>	<b>Historic District</b>
		HD <sup>2</sup>	High Density Multi-Family
		MH <sup>3</sup>	Mobile Home District
		GD-A <sup>4</sup>	General Development-A District
		WS-IV-PA <sup>5</sup>	Watershed IV--Protected Area
		<b>G-EI<sup>3</sup></b>	<b>Gateway – East Innes</b>

\*Mutually exclusive districts

<sup>1</sup>Overlay allowable over residential, office institutional, commercial, or specialty districts

<sup>2</sup>Overlay allowable to any district which permits multi-family dwellings

<sup>3</sup>Overlay allowable to any zoning district

<sup>4</sup>Overlay allowable over office institutional, commercial, or industrial districts

<sup>5</sup>Overlay required by state regulations over any zoning district

C. *Description of Use Districts.*

1. General Use Districts	2. Special Use Districts
a. Residential	a. Residential
<i>Agricultural district (A-1).</i> The agricultural district is intended primarily as a district for bona fide farms and their related uses, provided such uses are an integral part of a specific bona fide farm. The continuance of agricultural endeavors and forestry are encouraged within this district.	<i>Special agricultural district (A-1-S).</i> This district is identical to the A-1 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the A-1 district. City Council may place additional provisions or restrictions on the Special Use Permit.

<p><i>Single family-40 residential district (r-40).</i> The single family-40 residential (R-40) district is primarily for detached single family dwellings and their customary accessory buildings or structures in areas when water supply and sewage disposal is primarily the responsibility of the individual (i.e., no public water supply or public sewage disposal or its equivalent is readily available) and to establish areas for a density of development to the lot size requirements of this district.</p>	<p><i>Special single family-40 residential district (R-40-S).</i> This district is identical to the R-40 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-40 district. City Council may place additional provisions or restrictions on the Special Use Permit.</p>
<p><i>Single Family - 40/Manufactured Home Residential District (R-40 MH).</i> The Single Family - 40/manufacture home residential district (R-40 MH) is primarily for detached Single Family dwellings and Class AA manufactured homes, and their customary accessory buildings or structures in areas where water supply and sewage disposal is primarily the responsibility of the individual (i.e., no public water supply or public sewage disposal or its equivalent is readily available) and to establish areas for a density of development to the lot size requirements of this district.</p>	<p><i>Special Single Family-40/Manufactured Home Residential District (R-40 MH-S).</i> This district is identical to the R-40 MH district, except that a Special Use Permit district. City Council may place additional provisions or restrictions on the Special Use Permit</p>
<p><i>Single family-20 residential district (R-20).</i> The single family-20 residential (R-20) district is primarily for detached single family dwellings and their customary accessory buildings or structures in areas when water supply and sewage disposal is primarily the responsibility of the individual (i.e., no public water supply or public sewage disposal or its equivalent is readily available) and to establish areas for a density of development to the lot size requirements of this district.</p>	<p><i>Special single family-20 residential district (R-20-S).</i> This district is identical to the R-20 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-20 district. City Council may place additional provisions or restrictions on the Special Use Permit.</p>
<p><i>Single family-20/manufactured home residential district (R-20 MH).</i> The single family-20/manufactured home (R-20 MH) district is primarily for detached single family dwellings and Class AA and their customary accessory buildings or structures in areas when water supply and sewage disposal is primarily the responsibility of the individual (i.e., no public water supply or public sewage disposal or its equivalent is readily available) and to establish areas for a density of development to the lot size requirements of this district.</p>	<p><i>Special single family-20/manufactured home residential district (R-20 MH).</i> This district is identical to the R-20 MH district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-20 district. City Council may place additional provisions or restrictions on the Special Use Permit.</p>
<p><i>Single family-15 residential district (R-15).</i> The single family-15 residential (R-15) district is primarily for detached single family dwellings and their customary accessory buildings or structures in areas when either water supply or sewage disposal is primarily the responsibility of the individual (i.e., either public water supply or public sewage disposal system or the</p>	<p><i>Special single family-15 residential district (R-15-S).</i> This district is identical to the R-15 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-15 district. City Council may place additional provisions or restrictions on the Special Use Permit.</p>

equivalent is not readily available) and to establish areas for a density of development relative to the lot size requirements of this district.	
<b><i>Single family-15/manufactured home residential district (R-15 MH).</i></b> The single family-15/manufactured home (R-15 MH) district is primarily for detached single family dwellings and Class AA and their customary accessory buildings or structures in areas when either water supply or sewage disposal is primarily responsibility of the individual (i.e., either public water supply or public sewage disposal system or the equivalent is not readily available) and to establish areas for a density of development relative to the lot size requirements of this district.	<b><i>Special single family-15/manufactured home residential district (R-15 MH-S).</i></b> This district is identical to the R-15 MH district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-15 district. City Council may place additional provisions or restrictions on the Special Use Permit.”
<b><i>Single family-12/manufactured home residential district (R-12 MH).</i></b> The single-family-12/manufactured home (R-12 MH) district is intended primarily for detached single-family dwellings and their customary accessory buildings or structures and to establish areas for a density of development relative to the lot size requirements of this district	<b><i>Special single family-12/manufactured home residential district (R-12 MH-S).</i></b> This district is identical to the R-12 MH district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-8 district. City Council may place additional provisions or restrictions on the Special Use Permit.”
<b><i>Single family-8 residential district (R-8).</i></b> The single-family-8 residential (R-8) district is intended primarily for detached single-family dwellings and their customary accessory buildings or structures and to establish areas for a density of development relative to the lot size requirements of this district.	<b><i>Special single family-8 residential district (R-8-S).</i></b> This district is identical to the R-8 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-8 district. City Council may place additional provisions or restrictions on the Special Use Permit.
<b><i>Single family conservation residential district (SFC).</i></b> The single-family conservation residential (SFC) district is intended as a residential district primarily for the conservation of detached single-family houses and secondarily for the conversion of single-family dwellings to two-family dwellings on a conditional use basis. The district is also intended to accommodate customary accessory buildings and structures, as well as to establish areas for a density of development consistent with existing development relative to the lot size requirements of this district.	<b><i>Special single family conservation residential district (SFC-S).</i></b> This district is identical to the SFC district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the SFC district. City Council may place additional provisions or restrictions on the Special Use Permit.
<b><i>Two-family residential district (R-6).</i></b> The two-family residential district is intended primarily as a residential district including detached single-family houses and duplexes along with their customary accessory buildings and structures and to establish areas for a density of development relative to the lot size requirements of this district.	<b><i>Special two family residential district (R-6-S).</i></b> This district is identical to the R-6 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the R-6 district. City Council may place additional provisions or restrictions on the Special Use Permit.
<b><i>Multi-family residential district (R-6A).</i></b> The multi-family residential (R-6A) district is intended primarily as a residential district for the location of detached	<b><i>Special multi-family residential district (R-6A-S).</i></b> This district is identical to the R-6A district, except that a Special Use Permit is required, which may allow one



single-family dwellings, two-family dwellings and multi-family dwellings along with their customary accessory uses and to establish areas for a density of development relative to the lot size requirements of this district.	or more permitted uses that are permitted by right in the R-6A district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Residential development-A district (RD-A).</i> The residential development-A district is intended to provide a district in which the principal use of land is for residential purposes in a variety of housing types which shall comply with the provisions set out for this district. The purpose of the district is to provide for:	<i>Special residential development-A district (RD-A-S).</i> This district is identical to the RD-A district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the RD-A district. City Council may place additional provisions or restrictions on the Special Use Permit.
(1) Flexibility in design to facilitate sound residential development.	
(2) Creation of compatible neighborhood arrangements that give the home buyer greater choice in selecting his living environment.	
(3) Sufficient freedom for the developer to submit plans that embody a creative approach to the use of land and related physical development, as well as utilizing innovating techniques to enhance the visual character of the development.	
(4) Efficient use of land which may result in smaller street and utility networks and reduce development and maintenance costs.	
(5) Establishment of criteria for the inclusion of compatible associated uses to complement the residential areas within the residential development-A district.	
<i>Residential development-B district (RD-B).</i> The purpose or intent of the residential development-B district is the same as that for residential development-A district (RD-A) but with the maximum densities set at a lesser amount than that permitted in the residential development-A district, to exclude the area contained in any floodway from the total acreage of a site in computing the number of dwelling units for which a given site is eligible, and to exclude multi-family dwellings as permitted in the residential development-A district.	<i>Special residential development-B district (RD-B-S).</i> This district is identical to the RD-B district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the RD-B district. City Council may place additional provisions or restrictions on the Special Use Permit.
b. Office Institutional	b. Office Institutional
<i>Office institutional district (B-1).</i> The office institutional district is intended primarily for the	<i>Special office institutional act (B-1-S).</i> This district is identical to B-1 district, except that a Special Use

location of businesses of a service type which do not maintain a stock of goods for sale or retail trade.	Permit is required, which may allow one or more permitted uses that are permitted by right in the B-1 district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Limited office institutional district (LOI).</i> The limited office institutional district (LOI) is intended the primarily as a mutually exclusive, nonaccumulative zoning district for specific office institutional uses, particularly for the location of uses of a service type which do not maintain a stock of goods for retail or wholesale trade.	<i>Special limited office institutional district (LOI-S).</i> This district is identical to LOI district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by in the LOI district. City Council may place additional provisions or restrictions on Special Use Permit.
<b><i>Hospital Services District (HS).</i></b> The Hospital Services District (HS) is intended as a mutually exclusive, nonaccumulative zoning district to provide areas in appropriate locations for hospital facilities and their related uses that are principally for medical purposes.	<b><i>Special Hospital Services District (HS-S).</i></b> This district is identical to the HS district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the HS district. City Council may place additional provisions or restrictions on the Special Use Permit.
<b>Medical Services District (MED).</b> The Medical Services District (MED) is intended as a mutually exclusive, nonaccumulating zoning district to provide areas in appropriate locations for medical facilities, related to but generally less intense than hospital facilities as described in HS, with their related uses that are principally for medical purposes. The district is intended to lie in close proximity to Rowan Regional Medical Center or other existing or planned community medical facilities. In order to better serve the general public, uses such as doctor's offices, medical supply stores, and pharmacies are encouraged to locate near these medical facilities. Uses which are non-medically related will generally not be allowed to complete for space in this zoning district. Given the relatively small amount of land suitable for such zoning, uses which predominate in other zoning districts (e.g., residences, general offices, non-medically related retail uses) are not allowed in this MED district.	<b>Special Medical Services District (MED-S).</b> This district is identical to the MED district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted in the MED district. City Council may place additional provisions or restrictions on the Special Use Permit.
c. Commercial.	c. Commercial
<i>Convenience service business district (B-CS).</i> The convenience service district is intended primarily for the location of convenience services and retailing of merchandise specifically for the adjacent neighborhood(s). All storage of goods and merchandise must be entirely within an enclosed building. Permitted uses may not occupy a gross floor area of more than 2,000 square feet within the building in which they are located; conditional uses may not occupy a gross floor area of more than 2,500 square	<i>Special convenience service business district (B-CS-S).</i> This district is identical to the B-CS district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the B-CS district. City Council may place additional provisions or restrictions on the Special Use Permit.

feet, or 25 percent more than what is allowed for permitted uses.	
The purposes for establishing such a district include the need for relatively small retail facilities to serve residents of the immediate neighborhood(s) rather than to serve many geographically disparate and diverse neighborhoods. The specified limited size of the facility is designed to accommodate the needs for the immediate neighborhood(s) without creating substantial adverse impacts upon the neighborhood(s) served. Large-scale commercial outlets, which are prohibited in the size limitation in the convenience service district, require a large number of customers to be economically feasible; so large in fact, that the number of customers would not be limited to the immediate neighborhood(s), but instead would intentionally draw from a much wider geographical area, and in so doing, bring about a corresponding increase in the amount of traffic generated, the off-street parking needs, and the attendant noise, confusion, and overall congestion, all to the ultimate detriment of the immediate neighborhood(s) supposedly being served.	
<i>Retail business district (B-2).</i> The limited business district is intended primarily for the location of selected commercial activities which serve community trade areas.	<i>Special retail business district (B-2-S).</i> This district is identical to the B- 2 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the 3-2 district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Retail trade business district (B-RT).</i> The retail business district is intended primarily for the retailing of merchandise and the location of commercial activities which serve community trade areas.	<i>Special retail trade business district (B-RT-S).</i> This district is identical to the B-RT district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the B-RT district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Highway business district (B4).</i> The highway business district is intended primarily for the location of commercial uses that depend upon high volumes of traffic or major thoroughfare location for their business trade.	<i>Special highway business district (B-4-S).</i> This district is identical to the B-4 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the B-4 district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Central business district (B-5).</i> The central business district is provided for the location of retailing, institutional, financial operations in such a manner that they create the central business core of the community.	<i>Special central business district (B-5-S).</i> This district is identical to B-5 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by in the B-5 district. City Council may place additional provisions or restrictions on the Special Use Permit.

<i>General business district (B-6).</i> The general business district is for the location of business for the retailing of merchandise and for carrying on professional and business services and limited wholesaling and manufacturing as well as places for public assembly.	<i>Special general business district (B-6-S).</i> This district is identical to B-6 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the B-6 district. City Council may place additional provisions or restrictions on Special Use Permit.
<i>Limited business district (B-7).</i> The limited business district is intended to be a district of concentrated commercial activity, primarily retail in nature, servicing a regional trade area. Uses within the shopping center business district would include retail establishments, personal services, and professional offices.	<i>Special limited business district (B-7-S).</i> This district is identical to the B-7 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the B-7 district. <b>City Council may place additional provisions or restrictions on the Special Use Permit.</b>
d. Industrial	d. Industrial
<i>Light industrial district (M-1).</i> The light industrial district is to provide areas for the location of wholesaling and industries for manufacturing, processing, and assembling parts and products, distribution of products at wholesale, transportation terminals, none of which will create smoke, fumes, noise, odor, dust or which will be detrimental to the health, safety, and general welfare of the community.	<i>Special light industrial district (M-1-S).</i> This district is identical to the M- 1 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the M-I district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Limited light industrial district (LLI).</i> A limited light industrial (LLI) district is intended to provide for a mutually exclusive zone district that allows only those uses of commercial and industrial nature as permitted in an M-1 light industrial district and only under the conditions prescribed in section <b>8.53</b> of the Salisbury Zoning ordinance. The purpose of this district is to provide a means for locating such uses under conditions that the Salisbury City Council determines to be consistent with the spirit and objectives of the Salisbury Zoning Ordinance, whereas the proposed permitted use would be inappropriate if allowed under the conditions of the M-1 light industrial district.	<i>Special limited light industrial district (LLI-S).</i> This district is identical to the LLI district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the LLI district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Limited light industrial-2 district LLI-2.</i> A limited light industrial-2 (LLI-2) district is intended to provide for a mutually exclusive zone district that allows certain uses of a commercial and industrial nature as permitted in the limited light industrial district and under the conditions prescribed in sections <b>8.53</b> and <b>8.55</b> of the Salisbury Zoning Ordinance. The purpose of this district is to provide a means for locating such uses under conditions that the Salisbury City Council determines to be consistent with the purpose, spirit, and objectives of this district, the adjacent development or district(s), and the Salisbury Zoning Ordinance. A proposed permitted use in this district is	<i>Special limited light industrial-2 district (LLI-2-S).</i> This district is identical to the LLI-2 district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the LLI-2 district. City Council may place additional provisions or restrictions on the Special Use Permit.

allowed on a specific site only under the conditions as approved by City Council.	
<i>Heavy industrial district (M-2).</i> The heavy industrial district is intended to provide an area for the location of general manufacturing, fabricating, processing and assembling of parts and products for distribution at wholesale, wholesaling, and transportation terminal uses.	<i>Special heavy industrial district (M-2).</i> This district is identical to the M-2 district, except that a Special Use Permit is required, which may allow one or permitted uses that are permitted by right in the M-2 district. City Council may place additional provisions or restrictions on the Special Use Permit.
e. Specialty	e. Specialty
<i>College and university district (CU).</i> The college and university district is intended as a district for the location of college and university academic buildings, administrative buildings, and housing for both students and faculty, as well as customary accessory uses normally associated with such higher education institutions.	<i>Special college and university district (CU-S).</i> This district is identical to the CU district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the CU district. City Council may place additional provisions or restrictions on the Special Use Permit.
<i>Public/semi-public district (PSP).</i> The public/semi-public district is intended primarily as a district for uses of a public or semi-public nature.	<i>Special public/semi-public district (PSP-S).</i> This district is identical to the PSP district, except that a Special Use Permit is required, which may allow one or more permitted uses that are permitted by right in the PSP district. City Council may place additional provisions or restrictions on the Special Use Permit.

### 3. *Overlay Districts.*

***Historic district (H).*** The **historic district** shall be an additional zone overlapping any of the zoning districts of the zoning ordinance. That portion of any zoning district to which the historic district designation shall apply shall be delineated on the zoning map. The **historic district** is intended as an area in which conservation, preservation, restoration, and development of historic character and significance can be fostered and maintained.

***High density multifamily residential district (HD).*** The high density multifamily residential district shall be an additional zone designation which may be applied to any of the zoning districts which permit multifamily dwellings. This district is intended to allow apartment densities higher than those permitted in the R-6A multi-family residential district in high density areas.

***Mobile home district (MH).*** The mobile home district shall be an additional zone designation to any of the zoning districts of the zoning ordinance. That portion of any zone district to which the mobile home district designation shall apply shall be delineated on the zoning map. Any area so designated and delineated shall be a contiguous area of at least fifteen (15) gross acres including streets, rights-of-way, public lands, and privately owned land. **Any extension of an existing MH district shall be a minimum of 1/3 the size of the existing MH district or 15 acres, whichever figure is smaller.**

*General development-A district (GD-A).* The general development-A district shall be an additional zone overlapping any of the commercial or industrial zoning districts of the zoning ordinance. The general development-A district is intended as an area where any use authorized in the basic (underlying) zoning district shall be permitted only when it is developed and maintained in accordance with a site plan approved by the city council.

*Watershed IV protected area district (WS-IV-PA).* The watershed IV protected area district shall be an additional zone overlapping any of the other zoning districts of the Zoning Ordinance. That portion of any zoning district to which the WS-IV-PA district has been established by the State of North Carolina, specifically the State Environmental Management Commission, and may not be amended without the concurrence of said commission (see Article XII, Watershed Regulations).

***Gateway – East Innes (G-EI).* The Gateway – East Innes Overlay District shall be an additional zone overlapping any of the other zoning districts of the Zoning Ordinance. Properties within the G-EI shall be developed according to the regulations contained in Article XV of this Ordinance.**

(Ord. of 5-7-74, § 2; Ord. No. 1975-54, §§ 2, 3, 8-19-75; Ord. No. 1977-15, §§ 1, 2, 4-5-77; Ord. No. 1979-24, § 1, 5-15-79; Ord. No. 1979-25, § 1, 5-15-79; Ord. No. 1980-25, § 1, 4-1-80; Ord. No. 1980-88, § 1, 10-21-80; Ord. No. 1980-99, § 1, 11-18-80; Ord. No. 89-38, §§ 1, 2, 5-17-83; Ord. No. 1983-39, §§ 1, 4, 5-17-83; Ord. No. 1983-71, § 1, 10-4-83; Ord. No. 1984-10, §§ 1, 2, 2-7-84; Ord. No. 1984-12, § 1, 2-7-84; Ord. No. 1984-37, §§ 1, 2, 5-1-84; Ord. No. 1985-3, §§ 1, 2, 1-15-85; Ord. No. 1993-42, § 1, 6-1-93; Ord. No. 1993-48, § 1, 6-1-93; **Ord. No. 1998-30; Ord. No. 1999-49; Ord. No. 2000-16 Ord. No. 2000-21: Ord. No. 2000-57; Ord.No. 2000-97; Ord.No.2001-76; Ord. No. 2003-57)**

#### **Section 5.02. District boundaries.**

The boundaries of the districts enumerated in section 5.01, above, are hereby established as shown on a map entitled "Zoning Map, City of Salisbury, North Carolina," and certified by the city clerk. Said map and all explanatory matter thereon accompanies and is hereby made a part of this ordinance as if fully written herein. The adopted zoning map of the City of Salisbury, North Carolina, and the subsequent amendments thereto shall be filed with the city clerk of the City of Salisbury as required by law.

#### **Section 5.03. Rules governing boundaries.**

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- (1) Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines or railroad right-of-way lines or as extensions thereof, such centerlines, street lines, or railroad right-of-way or extensions shall be construed to be such boundaries.
- (2) Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- (3) Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

- (4) Where a district boundary line divides a lot, the location of such line shall be determined according to the preceding rules.

(Ord. No. 1984-58, § 1, 8-7-84)